

sector of the City; Del Ray; etc.)

- Privately owned lands with significant trees, sloping terrain, and other natural resource features
- Privately owned properties of known or potential historic or cultural significance
- Privately owned land in areas identified in the Needs Assessment as those with a high need for open space
- Excess rights-of-way
- Open space and trail connections adjacent to or linking open spaces, natural areas, greenways and trails in Arlington and Fairfax Counties

### ***Implementation Strategies for Goal 2***

- Create a City Hall “Action Team” comprised of representatives from the City Manager’s office; the Department of Recreation, Parks and Cultural Activities; Department of Planning and Zoning; Department of Transportation and Environmental Services; Office of Historic Alexandria; and others as needed to create a coordinated strategy for rapid action on land disposition.
- Enhance existing requirements for open space in new development and make amendments as needed to ensure that new projects will provide

#### **Legend**

- Green Crescent
- Green Connector
- Open Space Conservation Areas
- Parks



***Figure 18: Goal 2 - Develop Innovative Opportunities for Creating Additional Public Open***

sufficient usable open space.

- Develop specific plans for strategies for all stream valleys in the City, and target agencies such as the Army Corps of Engineers and EPA as funding sources for this effort. Build upon the City's on-going environmental efforts regarding these areas.
- Develop plans and strategies for natural areas in the City.
- Strategically seek and develop additional funding sources that will allow the City to realize the recommended strategies for creating new open space opportunities (see Chapter 6).

### **GOAL 3. COMPLETE IMPLEMENTATION OF THE POTOMAC RIVER WATERFRONT PLAN**



Potomac waterfront

As identified in public meetings, the Potomac River with its beautiful shoreline is the premier open space for the City of Alexandria. People from across the City, as well as the region, are attracted to the parks along the Potomac River because they are generally linked, are expansive, have great views and, at certain times during the year, offer exciting programs and festivals. Throughout the planning process, participants emphasized the need to establish a strategy for acquiring the “missing links” of the waterfront open space system and seize open space opportunities along the entire waterfront.

The Plan urges the City to continue to implement the City's earlier Waterfront Plan from Jones Point Park to Four Mile Run, to link with the open spaces of the Mt. Vernon Trail along the George Washington Memorial Parkway and the District of Columbia.

#### ***Recommendations for Goal 3***

- High priority should be given to protecting and creating continuous public access to and along the Potomac River. The following parcels, if protected for open space access and use, will fill in the gaps along the Potomac River shoreline:
  - 501 North Union Street
  - 1 King Street
  - 0 Prince Street
  - 204 Strand Street
  - 210 Strand Street
  - 1 Wharf Street
  - 700-708 Kahn Street
  - 2 Alexander Street
- Provide natural and historical education/awareness of the Potomac River.



Boats at the Potomac River

- Link the Potomac River parks with other stream valley water resource areas (Four Mile Run, Cameron Run, etc.) through both land and water-based trails and open spaces.
- At a minimum, continue to require implementation of the existing 25-foot wide easement or zone for open space linkages along the Potomac River waterfront as represented in zoning and settlement agreements.
- Strive to restore the 100-foot RPA buffer along the shoreline as opportunities to do so arise.
- Require significant open space areas for all new development along the riverfront.

### *Implementation Strategies for Goal 3*

- The City should seek and encourage all available opportunities to add missing parcels to the Potomac River Waterfront Plan. These strategies include: acquisition, gifts of land, easements, purchase of development rights, etc.

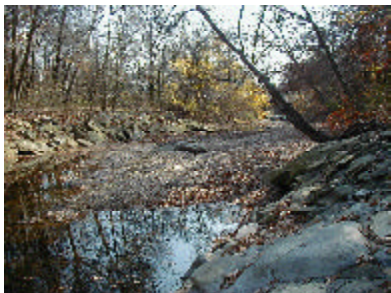


**Figure 19: Goal 3 - Complete Implementation of the Potomac River Waterfront Plan**



- The Department of Recreation, Parks and Cultural Activities, the Department of Planning and Zoning, and the Office of Historic Alexandria should collaborate to develop an Alexandria Waterfront Education Plan, including interpretive and directional signs, written and electronic materials, and interpretive events.

### **GOAL 4. PROTECT AND EXPAND STREAM VALLEYS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS**



Holmes Run stream valley

The City of Alexandria has begun to identify and protect its stream valleys as important natural resources and significant open space amenities. In the past, these natural resource areas were industrialized, degraded and avoided as places for public use and access. Today, we recognize the important open space benefits to be derived from protecting, conserving and restoring stream valleys in the City.

To achieve this goal, the Plan urges the City to establish its existing stream valleys as significant open space resources. In addition, the City should ensure protection of its wetlands, stream buffers, and other natural resources, including those outside the limits of existing RPA's.

#### ***Recommendations for Goal 4***

- Protect, conserve, and expand the following stream valleys:
  - Four Mile Run
  - Holmes Run
  - Cameron Run
  - Taylor Run
  - Old Cameron Run
  - Timber Branch
  - Backlick Run
  - Strawberry Run
  - Hooffs Run
  - Great Hunting Creek
  - Lucky Run
  - The stream through Monticello Park
  - The streams in Chinquapin Park
  - Potomac River
- Provide opportunities for environmental and historical education and interpretation. Consider each stream valley as an educational resource.
- Coordinate existing stream management programs including: flood control, stormwater management, urban habitat, recreation, etc.
- Look for opportunities for stream valley protection and educational programs near school sites.

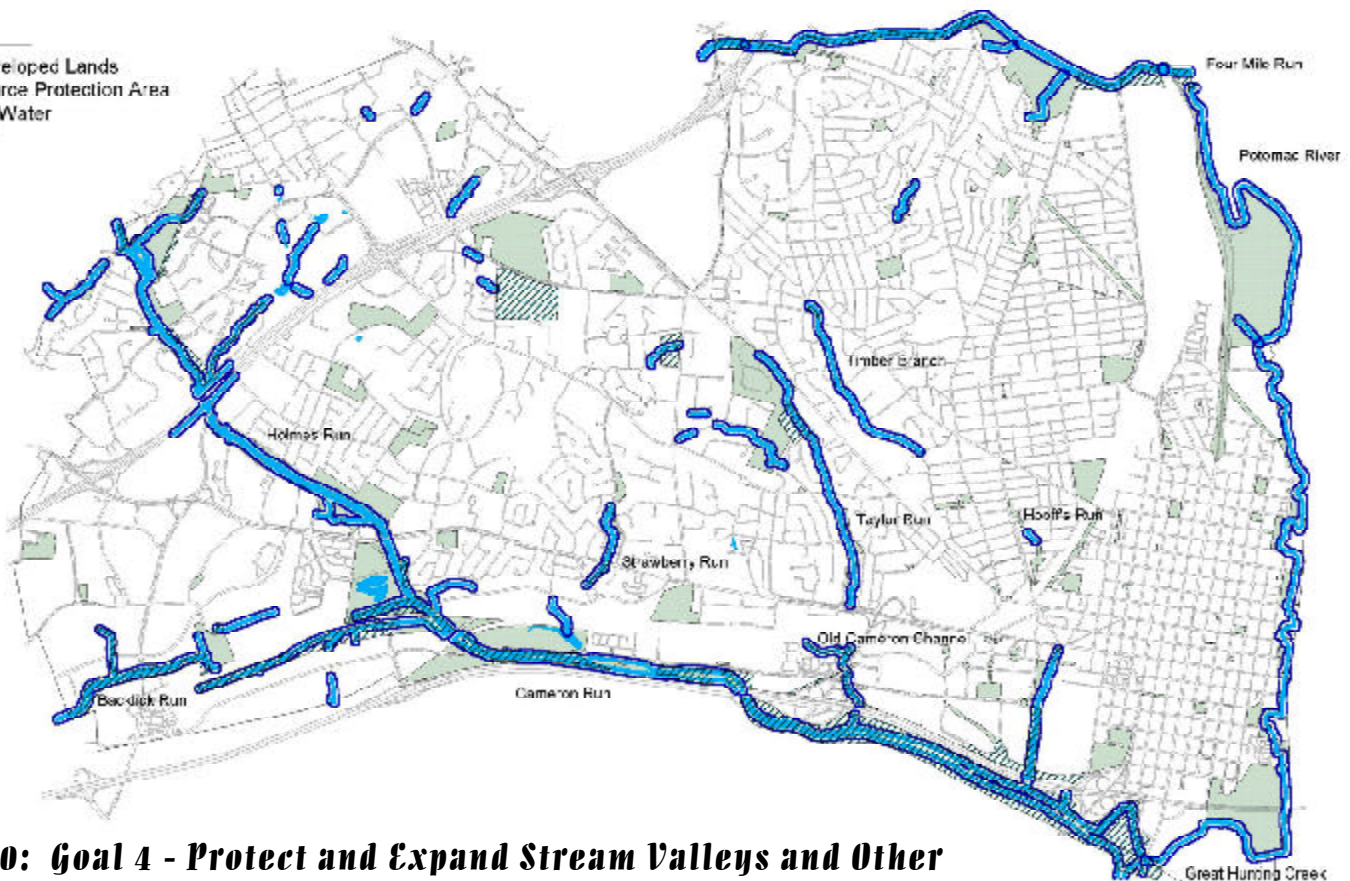


Four Mile Run stream valley

- Upgrade the health of stream valleys by developing a citywide stream protection strategy as part of a Watershed Management Plan that includes maintaining streams, springs and seeps in a natural condition; encouraging cluster development and green infrastructure; prohibiting buildings, structures and impervious surfaces (except for necessary trails) in stream buffers; increasing vegetation and other beneficial watershed features; keeping inappropriate uses away from stream edges (i.e. dog parks, fertilized ball fields, etc.); and promoting effective and innovative methods for stormwater management and erosion control.
- Actively explore and implement, as appropriate, current urban stream restoration techniques in order to create more natural stream valleys that contribute to a positive open space character and improved water quality, while still protecting public health and safety.
- Develop significant reforestation and forestation programs along stream buffers, emphasizing the planting of appropriate native species and the removal of exotics. This effort will provide increased infiltration and/or uptake of pollutants, nutrients and sediments, thereby increasing wildlife habitat and minimizing temperature impacts on streams.
- Encourage wetland creation and protection projects throughout the

## Legend

- Undeveloped Lands
- Resource Protection Area
- Open Water
- Parks



**Figure 20: Goal 4 - Protect and Expand Stream Valleys and Other Environmentally Sensitive Areas**

City to help clean our streams and increase wildlife habitat.

- Do not allow variances to RPA buffers.
- Strive to achieve more than the 100-foot wide buffers for the purpose of protecting natural resource areas.
- Improve habitat for birds and other wildlife.

### *Implementation Strategies for Goal 4*

- Seek funding from State, Federal and other sources for site protection, demonstration projects, and environmental education programs (see Chapter 6).
- Curtail or eliminate the granting of encroachments in stream valley RPA's and adjacent areas. Enhance identified RPA's with natural area buffers.
- Require the restoration of RPA's when sites are redeveloped.
- Establish on-going regional coordination with Arlington and Fairfax Counties for stream valley and natural resource protection, building on the model established for Four Mile Run.
- Conduct a detailed survey of the City's streams and woodlands, threatened and endangered species, and steep slopes in coordination with the Environmental Policy Commission. The survey should include preparation of specific recommendations for the protection of these resources.
- Develop financial and other incentives for private property owners within watershed areas to protect the natural resources of those areas (e.g., by reducing impervious surfaces, reusing rainwater on site, etc.)
- Continue to set aside City monies for stream valley restoration projects. Where possible, leverage those funds with grants and other monies in order to restore our streams and stream valleys.
- Undertake carefully monitored Adopt-a-Stream and/or similar programs to increase implementation resources and educate citizens about the significance of our stream valleys.

### **GOAL 5. CREATE AN OPEN SPACE NETWORK IN NEW DEVELOPMENT AREAS**

A broad swath of open, under-utilized land forms a "green crescent," a crescent-shaped area that generally follows the CSX railroad right-of-way from



Four Mile Run to the West End at the Fairfax County border. One of the “last remaining frontiers” for creating and preserving open space in the City, this area is rapidly being lost to development. Newly developing or redeveloping areas present one of the only opportunities for the City to achieve new, large, significant open spaces.

Although pressures will be great to maximize development on any remaining sites in the City, there are numerous opportunities to create a meaningful open space system that meets a variety of needs and connects open space areas both within the area represented within the “green crescent” and elsewhere in the City.

#### *Recommendations for Goal 5*

- Plan for potential development and redevelopment sites to include open space areas in overall plans.
- Consider both significant large, green areas, as well as smaller parks and visual linkages as part of any development area.
- Utilize design guidelines to make the City’s objectives clear and ensure development sites achieve coordination of open space areas among separate developments in adjacent areas.

#### Legend

- Open Space to be Delineated in Future Development
- Potential sites
- Parks



**Figure 21: Goal 5 - Create and Open Space Network in New Development Areas**



New development areas



Potomac Yards, new development areas

- Encourage use of conservation easements to the maximum extent appropriate.
- Incorporate historical and archeological resources in planning for open space and new development projects, where appropriate.

### *Implementation Strategies for Goal 5*

- The City should consider using all available planning tools to create an open space network in new development areas. Such tools might include:
  - Developer fees for open space
  - Conditional zoning (proffers)
  - Targeted development areas
  - Master plans for development areas
  - Transit-oriented development neighborhoods
  - Conservation and scenic easements
  - Taxation-incentive programs
  - Design guidelines
  - Stream valley setbacks
- Require coordination in the planning and design of open space areas for new developments in order to maximize and link spaces in a definable, usable manner.
- Evaluate all new development proposals in the context of their impact on Alexandria's public and private open space.
- Review existing zoning and development standards and requirements in order to achieve adequate open space in all developments citywide; make revisions as necessary. Consider the following zoning concepts:
  - Require that open space serve a public function
  - Establish that all required open space be at ground level
  - Require open space for commercial as well as residential developments
  - Create a fee system as a requirement for small sites inappropriate for open space, and for modifications
  - Develop an open space component for each planning study area, and require consistency with that open space plan as part of the zoning requirement
- Require significant open space areas that are large, connected and green as part of any discretionary approval. In addition, require the creation and maintenance of visual linkages among open spaces and key vistas.
- Create requirements for the maintenance of proffered open spaces in